

Reno City Planning Commission

Washoe County Planning Commission

City of Reno Members

James Newberg, Chair
Kevin Weiske, Vice-chair
Doug Coffman
Lisa Foster
Max Haltom
Dennis Romeo
Jason Woosley

MINUTES

Wednesday ~ May 6, 2009 ~ 6:00 p.m.

Reno City Hall – Council Chambers

One East First Street, Reno, Nevada

Washoe County Members

Christy Magers, Chair
Dian A. VanderWell, Vice-chair
Neal M. Cobb
Roger M. Edwards
Roy H. Hibdon
Keith Lockard
William Weber

I. ROLL CALL *

Chair Newberg called the meeting to order at 6:00 p.m.

CITY OF RENO

PRESENT: Doug Coffman, Lisa Foster, Max Haltom, Jim Newberg, Dennis Romeo and Jason Woosley.

ABSENT: Kevin Weiske.

Marilyn Craig – Deputy City Attorney, was also present.

WASHOE COUNTY

PRESENT: Neal Cobb, Roger M. Edwards, Roy H. Hibdon, Keith Lockard, Dian VanderWell, William Weber.

ABSENT: Christy Magers,

Nathan Edwards – Deputy District Attorney, was also present.

II. PUBLIC COMMENT *

Claudia Hanson – Deputy Director Community Development, drew attention to a memorandum (copy on file) dated May 6, 2009, concerning the Reno-Stead Joint Plan and the Marcy 25, 2009, Reno City Council direction to amend or delete the plan. Ms. Hanson explained that the maps in the Joint Plan and Map 6 of the Truckee Meadows Regional Plan do not match. Ms. Hanson outlined the other conflicts between the Reno Stead Joint Corridor Plan, Reno mp and Truckee Meadows Regional Plan. The Reno City Council is sponsoring an amendment to the Regional Plan to amend or delete the Reno Stead Corridor Joint Plan. City of Reno staff is available to discuss all aspects of the May 6, 2009 memorandum with Washoe County staff and others.

Chair Newberg noted that Case No. AT-32-07 (Digital Off-premise Advertising Display including Light-Emitting Diode) on the regular Planning Commission meeting agenda had been postponed

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and would not be heard at the regular Planning Commission meeting that follows the special joint meeting of the Reno and Washoe County Planning Commissions.

III. PUBLIC HEARINGS

LDC09-00037 (Echeverria Silver Lake Property) – *This is a request for a Master Plan Amendment (within the Reno-Stead Corridor Joint Plan) from: General Rural - Reno Stead Corridor Joint Plan (GR-RSCJP) on ±289.6 acres to: OS (Open Space)-RSCJP on ±219.09 acres, I (Industrial)-RSCJP on ±66.47 acres and HDR (High density Rural) - RSCJP on ±4 acres. The City of Reno base Master Plan designation of Special Planning Area would remain the same. The ±289.6 acre site is located on the east side of Red Rock Road, ±1,450 feet north of the Red Rock Road/Moya Boulevard intersection. The property is currently zoned GR (General Rural) per the Reno Stead Corridor Joint Plan. This project is located in a Joint Planning Area and Cooperative Planning Area and is being noticed for review by the City of Reno and Washoe County Planning Commissions.*

Vern Kloos – Senior Planner, provided an overview of the Master Plan amendment request and outlined the Findings that must be made to approve the amendment. Mr. Kloos pointed out the environmental constraints on the subject property that will be designed as Open Space. Mr. Kloos explained how, in staff's opinion, the Findings could be met and noted that the applicant had held the required neighborhood meetings.

Chair Newberg opened the public hearing.

Adrian Freund – Director Washoe County Community Development, explained that several modifications had been made since the staff report was prepared by Washoe County staff. Mr. Freund noted that an agenda item would be heard by the BCC (Board of County Commissioners) on application for Q-1 funds to enable public acquisition of the areas proposed to be designated as open Space.

Hearing no further public comments on the Master Plan amendment Chair Newberg closed the public hearing.

It was moved by Washoe County Commissioner Weber, seconded by Washoe County Commissioner Hibdon, to approve the Master Plan amendment as presented. The motion carried: Commissioners Edwards, Hibdon, Lockhard, Weber and Vice-chair VanderWell assenting; Commissioner Cobb dissenting; and Chair Magers absent.

Commissioner Cobb stated he could not make Findings 3, 4 and 5.

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It was moved by Commissioner Romeo, seconded by Commissioner Coffman, to adopt the Master Plan amendment and recommend that the Reno City Council approve the Master Plan amendment to the City of Reno Master Plan in Case No. LDC09-00037 (Echeverria Silver Lake Property), by resolution and subject to a Finding of Conformance with the Truckee Meadows Regional Plan. Commissioner Romeo stated he could make the applicable Findings. The motion carried: Commissioners Coffman, Foster, Haltom, Romeo, Woosley and Chair Newberg assenting; and Commissioner Weiske absent.

Nathan Edwards - Washoe County Deputy District Attorney, suggested that the Washoe County Planning Commission clarify, for the record, that the additional Finding under Article 822 could also be met to the extent that it applies in this particular case.

Washoe County Commissioner Weber amended the motion to include Article 822 to the extent it is applicable. Washoe County Commissioner Hibdon amended the second. The motion carried: Commissioners Edwards, Hibdon, Lockhard, Weber and Vice-chair VanderWell assenting; Commissioner Cobb dissenting; and Chair Magers absent.

LDC08-00205 (RTM Sky Vista and ERGS Property) – This is a request for a Master Plan amendment to remove ±98.06 acres of property from the Reno-Stead Corridor Joint Plan. The Master Plan designation of Special Planning Area would remain the same. The site is located ±294 feet to the northwest of the intersection of Lemmon Drive and Sky Vista Parkway with a portion of the northern end of the property fronting on Lemmon Drive. The amendment is in a Joint Planning Area and is being noticed for review by the City of Reno and Washoe County Planning Commissions. The zoning designations for the property are GC (General Commercial); LDS/RR (Low Density Suburban/Rural Residential – 2.5 to 1 acre lots); HDS/LDR (High Density Suburban/Low Density Residential – 3 to 7 du/acre); and OS (Open Space) in Washoe County, and are AC (Arterial Commercial); CC (Community Commercial); LLR1 (Large Lot Residential – 1 acre); SF6 (Single Family – 6,000 square foot lots) and OS (Open Space) in the City.

Cheryl Ryan – Senior Planner, outlined the request to remove ±98.06 acres of property from the Reno-Stead Corridor Joint Plan and pointed out that the Master Plan designation of SPA (Special Planning Area) would remain unchanged. Ms. Ryan explained that the underlying reason for the request to remove the property from the Reno-Stead Corridor Joint Plan relates to conflicting policies governing development. Ms. Ryan explained how, in staff's opinion, the applicable Findings could be met to recommend approval of the Master Plan amendment.

Chair Newberg opened the public hearing.

Adrian Freund – commented that Washoe County has no objection to the development proposal and that this represents only the second request to remove property from an existing plan. Mr.

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Freund outlined Washoe County concerns about a piecemeal approach to the issues and suggested a more comprehensive approach to the boundary amendments should be sought. Mr. Freund stated that Washoe County is not recommending support or opposition to the request to remove the subject property from the Reno Stead Joint Corridor Plan.

Carlos Vasquez – RTM–Sky Vista, commented that both City of Reno and Washoe County planning staffs have worked with the applicant to resolve the issues. However, due to the conflicting policies in each of the two planning documents governing the property the continued delay and ongoing expense is “killing the project.” Mr. Vasquez stated that the applicant is seeking removal of the property from the Reno-Stead Corridor Joint Plan so that a clear path forward in the development/entitlement process can be identified.

Dave Snelgrove - Wood Rodgers, narrated a Power Point presentation (copy on file) and pointed out that the previously approved Walmart project property had the appropriate land use designation to move forward. However, in this particular instance a variety of planning conflicts arose that neither City nor Washoe County staff has been able to resolve. Mr. Snelgrove emphasized that the intent is to obtain a clear development/entitlement process that allows the development process to move forward without additional delay. Mr. Snelgrove emphasized that the applicant would continue to work with the surrounding neighbors, Washoe County CAB (Citizen Advisory Board) and City of Reno NAB (Neighborhood Advisory Board) throughout the development review process.

Mr. Vasquez noted that the applicant is seeking assistance in the identification of a clear development/entitlement path that does not seek any special treatment or intensification of development.

Chair Newberg closed the public hearing.

There was significant discussion about where the current development application would be if the request to remove the property from the Reno-Stead Corridor Joint Plan were denied.

Ms. Hanson explained that the ultimate removal of the property from the Reno-Stead Corridor Joint Plan would require the approval of both the Reno City Council and Washoe County Board of County Commissioners (BCC). While the City of Reno does not have an appeal process for a Master Plan amendment, Washoe County does. The joint meeting of the Reno City Council and BCC is noticed for approval and possible appeal.

Mr. Freund commented that there had not been many of this type of application and that the applicant could seek an appeal if the application were denied through the BCC. The joint meeting of the Reno City Council and BCC is scheduled for Monday, May 11, 2009. Mr. Freund

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emphasized that Washoe County staff has not taken a specific position on the application and that there were no "serious issues" associated with the project. If this application were to be denied the joint development review process would continue. The intent of this request is to remove the subject property from the Reno Stead Joint Corridor Plan.

Washoe County Commissioner Hibdon restated his inquiry about where in the current joint planning process the applicant is at and what the consequences of denying the request to remove the property from the Reno-Stead Corridor Joint Plan would be.

Mr. Vasquez stated that the development is and would remain in the first phase of the review process due to the unresolved planning conflicts. Mr. Vasquez outlined the financial impact (\$100,000.00 in expenses) incurred each month the development process is delayed. Drawing attention to the current economic conditions, Mr. Vasquez explained that financing and tenant commitments were growing increasingly difficult, especially without a clear development process that would provide some assurances the project will come to fruition.

Ms. Ryan explained that a denial of the request to remove the property from the Reno-Stead Corridor Joint Plan would cause additional delay and perhaps make the development process cost prohibitive. Ms. Ryan outlined some of the conflicts in the City of Reno code and the Reno-Stead Corridor Joint Plan that can only be resolved by an update of the existing Reno-Stead Corridor Joint Plan, which could take several months and additional joint meetings.

Mr. Vasquez reiterated his previous statement that the current joint development process is at a standstill and that a denial of the request would only further delay and increase the costs significantly, thus making the project cost prohibitive.

Commissioner Hibdon commented that he is sympathetic and understands the issues having served on both sides of the development process. Mr. Hibdon asked which process would bring the project to fruition sooner.

Mr. Vasquez explained that the PUD (Planned Unit Development) process in the City of Reno would bring the development process to fruition more quickly by providing a clearly defined development review process.

Washoe County Commissioner Cobb drew attention to the Memorandum submitted by the City under Public Comment and read a portion of the memorandum in to the record as it pertains to the two existing one map system at the County, and two map system at the City.

Mr. Edwards noted that the memorandum was a separate item brought up under Public Comment and could not be pursued as part of this particular agenda item.

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Commissioner Cobb noted that the root of the problem appears to be the use of the different mapping systems each agency uses

Washoe County Commissioner Edwards noted that he had participated in and followed the development of the Reno Stead Corridor Plan as a resident of Golden Valley (Nevada). Of particular concern is how the two plans became so divergent.

Mr. Snelgrove gave an example of the conflicts between the plans by explaining that there is a building height limitation of fourteen (14) feet on one of the "out pads" because it was situated on slopes that were greater than 15 percent. City of Reno code allows a 65 foot height. While the Walmart site was unaffected because it was situated on slopes less than 15 percent, the pad to the north must comply with 14 feet. The design standards are only one element of concern and challenge for the property being proposed for removal from the Reno Stead Joint Corridor Plan.

Washoe County Commission Vice-chair VanderWell stated that the City and Washoe County Planning Commission members serving on the Regional Planning Commission were aware of and had approved the Walmart project.

Commissioner Edwards noted that he is in favor of development and that he believes the two staffs (City of Reno and Washoe County) need to resolve the difference in language so that the Reno-Stead Corridor Joint Plan works for the community and the developer without major conflicts. Commissioner Edwards believes that the conflict in language should have been address earlier.

Washoe County Commissioner Weber noted that the problems identified by the applicant are also "our problems" and that he believes City and County staff would like to resolve the issues. Mr. Weber stated he was prepared to make a motion.

Mr. Freund emphasized that the County and City had raised no objections or concerns on the project. The issue is one of scheduling joint meetings between the two Planning Commissions and governing bodies. Mr. Freund believes that the two staffs (Reno and Washoe County) have worked well on this proposal and past projects and will continue to do so on future applications.

Commissioner Weber commented that it may be time for the two governing bodies to consider the merger of certain Commissions and staffs for the benefit of citizens although that matter is not on tonight's (May 6, 2009) agenda.

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Responding to Commissioner Hibdon's inquiry about the Walmart parcel, Mr. Snelgrove explained that the original application was filed on April 8, 2008 and that the underlying zoning allowed the Walmart to move forward under the SUP (special use permit) process.

Mr. Vasquez noted that the zoning issues were just one of the reasons for asking for the remaining property to be removed from the Reno Stead Joint Corridor Plan.

It was moved by Commissioner Weber, seconded by Commissioner Cobb, to adopt the Master Plan amendment to remove +98.6 acres of property from the Reno-Stead Corridor Joint Plan in Case No. LDC08-00205 (RTM Sky Vista and ERGS Property), by resolution and subject to a Finding of Conformance with the Truckee Meadows Regional Plan. Commissioner Weber stated he could make the applicable Findings. The motion carried: Commissioners Cobb, Hibdon, Lockard, Weber and Vice-chair VanderWell assenting; Commissioner Edwards dissenting; and Chair Magers absent.

Chair Newberg opened the matter for discussion by the Reno City Planning Commission.

Responding to Commissioner Woosley's inquiry about the maps, Ms. Ryan explained that staff had reviewed all maps associated with the subject parcel and that each map in the plan was analyzed in the staff report.

Ms. Hanson noted that staff will bring forward an amendment to the Truckee Meadows Regional Plan to update the map boundaries for consistency across all planning documents.

Mr. Freund noted that the Truckee Meadows Regional Planning Agency accepts Regional Plan amendments only twice per year and that Washoe County will also revisit their existing policy that require presentations to the CAB's/NAB's be within sixty (60) days of a CAB/NAB and Planning Commission meeting.

Ms. Hanson noted that the process to revise the maps for all associated planning documents will also require a joint meeting and that the matter may be heard in July by the RPC. After a Finding of Conformance with the Truckee Meadows Regional Plan a PUD application may be brought forward to address any zoning issues.

Commissioner Haltom commended Commissioner Hibdon in pursuing the issues earlier in the meeting because it resulted in a better understanding of them now. Mr. Haltom asked whether this action of removing the property from the Reno-Stead Corridor Joint Plan would "fix" the issues for the applicant.

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Mr. Vasquez explained that over time things [planning documents] have changed and that the Reno-Stead Corridor Joint Plan has not. It is Mr. Vasquez's belief that had the plan kept pace with changes in the surrounding community and updated as needed, there would not have been an issue.

Marilyn Craig – Deputy City Attorney reminded the Planning Commission that the Memorandum had been brought forward under Public Comment and was not part of this particular discussion.

Commissioner Romeo noted that the applicant is seeking the assistance of the Reno Planning Commission in clearly identifying a development review process. It is Mr. Romeo's belief that there would be no difference in the future project whether it is developed under a PUD in the City or under the joint plan.

It was moved by Commissioner Romeo, seconded by Commissioner Woosley, to adopt the Master Plan amendment and recommend that the Reno City Council approve the Master Plan amendment to remove ±98-6 acres from the Reno Stead Corridor Joint Plan in Case No. LDC08-00205 (RTC Sky Vista and ERGS Property), by resolution and subject to a Finding of Conformance with the Truckee Meadows Regional Plan. Commissioner Romeo stated he could make the applicable Findings. The motion carried: Commissioners Coffman, Foster, Haltom, Romeo, Woosley and Chair Newberg assenting; and Commissioner Weiske absent.

IV. DISCUSSION AND POSSIBLE DIRECTION TO STAFF TO AMEND OR DELETE THE RENO-STEAD CORRIDOR JOINT PLAN

There was no discussion or action taken on this agenda item.

V. ADJOURNMENT

Vice-chair VanderWell adjourned the Washoe County Commission meeting at 7:09 p.m.

Chair Newberg adjourned the Reno City Planning Commission meeting at 7:09 p.m.

AS APPROVED BY THE RENO CITY PLANNING COMMISSION IN SESSION ON JUNE 3, 2009.

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